



Quendall Terminals Superfund Site Community Involvement Plan

Quendall Terminals is located on the south shore of Lake Washington in Renton, Washington. The site is a former creosote manufacturing facility and has been contaminated with coal tar, creosote, and other hazardous chemicals. In 2006, the U.S. Environmental Protection Agency (EPA) added Quendall Terminals to its National Priorities (Superfund) List of the most contaminated sites targeted for investigation and cleanup.

Our Community Involvement Goals

This Community Involvement Plan describes how we will inform and involve the public during EPA's investigation and cleanup activities at Quendall Terminals. This plan was developed based on input from members of the community and state and local agencies, and can be updated at any time as new information becomes available. Please contact Kay Morrison at (206) 553-8321 if you need more information.

EPA works hard to promote meaningful community involvement and our goals are to: inform the public of current and planned site activities; maintain open communication about the site investigation and cleanup, ensuring questions are answered and concerns are addressed as they occur; and provide citizens with opportunities to comment on and be involved in cleanup decisions that will have long-term effects on their community

What We've Heard So Far

To prepare this community involvement plan, EPA staff conducted in-person and telephone interviews with community members in the spring and summer of 2007. The interviews helped EPA to understand community concerns and learn how residents would like to be involved in the cleanup process.

Comments were gathered from the City of Renton, local business owners, and residents in the Renton and Kenndale communities. In general, we found that the community is mostly interested in how the site will be developed after cleanup. A complete list of comments can be found in the appendix to this plan.

How You Can Stay Informed and Be Involved

EPA will use a variety of tools to keep you informed about our work on Quendall Terminals. Based on what we heard from the community, residents prefer to hear about the site as follows, in descending order of preference:

Fact Sheets EPA will send fact sheets to update the community on our work. The fact sheets will be mailed to EPA's Quendall Terminals mailing list. Please call Kay Morrison at (206) 553-8321 if you would like to be added to, or deleted from, this list.

Website Fact sheets, technical documents and other information about the project will be available on the EPA web site: <http://www.epa.gov/r10earth/> (Go to *Cleanup*, under Washington State, find *Quendall Terminals*).

Public Meetings Formal meetings and informal open-house style meetings, will be used to provide important site information at key project decision points. EPA staff may also attend local and community meetings to share project information and answer questions. Public meetings will be announced in advance in postcards, fact sheets, public notices in newspapers, and on the Quendall webpage.

Newspaper Announcements EPA will announce public comment periods and meetings in fact sheets and in the local newspapers: *Renton Reporter*, *Seattle Times*, and *Seattle P-I*.

Information Repositories Site documents are available for public review at the Renton Public Library and the EPA Region 10 Superfund Records Center in Seattle. The repositories will contain public information including technical documents and reports and will be kept up-to-date.

Technical Assistance Grants

A Technical Assistance Grant is available for any site proposed to the Superfund National Priorities List, including the Quendall Terminals site. The grant provides funds to citizen groups that are affected by Superfund. Citizen groups can apply for grant money to hire technical advisors to help interpret and explain technical materials produced as part of the investigation and cleanup process. Grants up to \$50,000 are available from EPA. A local share contribution of 20% of total program cost is required. For more information about Technical Assistance Grants, contact Kay Morrison at (206) 553-8321.

Recent Activities

- During the spring and summer of 2007, EPA staff conducted in-person and telephone interviews with residents, local officials, and local business owners.
- Fact Sheets were mailed to addressees on our Quendall mailing list to update residents on the cleanup investigation and to solicit participation in community interviews.
- A public information repository was established at the Renton Public Library.
- An EPA webpage for Quendall project documents and updates was developed.

About the Quendall Terminals Site

Quendall Terminals is a 23-acre property located at 4503 Lake Washington Boulevard North, in Renton, Washington on the southeastern shore of Lake Washington. From 1916 to 1969, the site was operated by Republic Creosote Company, later called Reilly Tar and Chemical Corporation, as a tar refinery which manufactured creosote and other tar products. Following its sale in 1971 to Quendall Terminals, a joint venture of J.H. Baxter & Company and Altino Properties, Inc., the property has been used intermittently for fuel storage and as a log sort yard.

Soil, groundwater, surface water, and lake sediments have been impacted by past use of the Quendall Terminals property. The primary chemicals of concern are polycyclic aromatic hydrocarbons (PAHs) and the volatile organic compounds benzene, toluene, ethylbenzene,

and xylene (BTEX). These compounds are found at concentrations above cleanup levels for industrial and residential sites. The upper 15 to 20 feet of soil throughout the site have been contaminated by coal tar, pitch, creosote, and other tar distillates. Past studies indicate that groundwater on the site is also contaminated at depths of up to 40 to 50 feet. The groundwater in this zone flows to Lake Washington.

PAH and BTEX compounds detected in soils and groundwater at the site were also detected in surface water along the shoreline of Lake Washington. Areas of sediment contamination also have been found offshore from the largest on-site area of contamination and near the former T-pier and dock.

Releases of pollution into Lake Washington are of particular concern. The lake is widely used for boating, swimming and fishing activities. There are two swimming beaches located within one-half mile of the site. In addition, the southern end of the lake is considered prime habitat for rearing of juvenile Chinook and other salmon stocks.

For More Information

General information:

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Technical information:

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Public Information Locations

Quendall Terminals webpage: <http://www.epa.gov/r10earth/>

(Go to *Cleanup*, under Washington State, find *Quendall Terminals*).

Environmental Protection Agency
Superfund Records Center, 7th Floor
1200 Sixth Avenue, Suite 900
Seattle, Washington 98101
(206) 553-4494

Renton Public Library
100 Mill Avenue South
Renton, Washington 98057
(425) 430-6610

APPENDIX: Notes from Community Interviews

The following comments were gathered from in-person and telephone interviews with community members and local government officials in the spring and summer of 2007.

Recommendations for Community Involvement

Most community members said they preferred to get project updates from mailed flyers.

Several community members expressed interest in being kept up-to-date, especially about significant project milestones like on-site clean up or construction activities.

Members of the Kennydale and North Renton Neighborhood Associations suggested EPA staff could attend their meetings with major updates and to send them updates for their newsletters.

Some residents suggested that EPA could set up an information table at neighborhood association meetings and events.

Concerns about Contamination and Cleanup

Most residents expressed little interest in the actual site cleanup, but were more interested in the future development of the site and how will it fit within the neighborhood (e.g. residential, commercial, and/or industrial development).

Several residents expressed interest in how the cleanup will be done, mainly concerning traffic, dust, and noise from the cleanup and construction.

One resident noted that since lots of kids swim at Kennydale beach in the summer, parents would have concerns about water quality related to Quendall.

Some concerns were expressed about how site cleanup activities could affect new residents at the Conner/Barbee Mill property next door to Quendall.

Site Redevelopment

Community members said that they are glad that EPA is working on the site and expressed the general feeling that they want the cleanup to happen soon so that the site can be developed. Several commenters noted that the site is an eyesore now.

One commenter noted that they wanted the site made into a park area with habitat and public access to the lake, or at least wants to see habitat-friendly development there.

Two community members said that they would be interested in a site tour when cleanup and re-development options are discussed.

Other Issues

Several community members expressed interest about the abandoned dry docks just offshore of the site, including when and how they will be removed and who is responsible.